A PRELIMINARY REPORT ON

THE POPULATION OF GREENSBORO

1960 to 1970

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Prepared by

Applied Academic Research

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Prepared for

GREENSBORO PLANNING DEPARTMENT

Charles E. Mortimore, Director

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November, 1971

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CITY OF GREENSBORO

NORTH CAROLINA

DEPARTMENT OF PLANNING

November 22, 1971

Memo To: Mayor
City Council
City Manager
Planning Board
Zoning Commission

From: Planning Department

Subject: "A Preliminary Report On The Population of Greensboro 1960-1970"

I am pleased to present for your review and information the study entitled "A Preliminary Report On the Population of Greensboro 1960 to 1970".

A study of population changes from 1960 to 1970 and selected 1970 population and housing characteristics was undertaken in order for the Planning Department to better plan for the present and future needs of the City of Greensboro. Future studies will compare similar characteristics for 1960 and 1970 for designated neighborhoods and census tracts in the City.

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CEM/ds

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Charles E. Mortimore
Director

CEM/de

PREFACE

In order for the Greensboro Planning Department to better plan for the present and future needs of the community, a study of 1960 - 1970 population changes and 1970 selected population and housing characteristics was undertaken. Subsequent reports will deal with the aforementioned 1970 population and housing characteristics and 1960 - 70 changes by neighborhood areas, plus other characteristics and changes for the city and the tracts, as data are made available.

The population characteristics discussed in this study include: population growth and gross density, racial composition, age and sex, marital status, family relationship, housing occupancy, housing condition, and housing value. Characteristics and changes are described for the city as a whole, since — except for number and density — 1970 census tract data were not available. Numerical, percentage, and density changes for 1960 - 1970 are shown by census tract on Maps 1 through 4. However, it should be noted that the maps show the 1970 city limits and census tract boundaries, which have changed significantly from the 1960 boundaries.

Statistical data for this study were supplied by the Greensboro Planning Department and reflect U. S. Bureau of Census figures for 1960 and 1970.

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A PRELIMINARY REPORT ON THE POPULATION OF GREENSBORO 1960 to 1970

I. INTRODUCTION

Greensboro is located in Guilford County, North Carolina, approximately midway between Washington, D. C. and Atlanta, Georgia. It is situated within the heart of the industrialized Piedmont section of the state.

Population Growth: 1890 - 1970

Since its founding in 1808, Greensboro has experienced continuous growth, including several periods of rapid increase (Table 1). In 1890, the population was only about 3,300. By 1900, however, the city had grown to slightly over 10,000, an increase of over 200 percent. During the next twenty years, the number of residents nearly doubled. Between 1920 and 1930, the city experienced accelerated growth, almost 170 percent, primarily due to a redefinition of corporate limits by the General Assembly. The 1930's had the lowest growth rate (10.7 percent) of any decade since the 1880's. This decline in urban growth rate, however, was characteristic of most cities in the United States during the depression years.

Table 1
POPULATION GROWTH: 1890 - 1970

Year	Numerical Increase	Percent Increase	Population
1890	------	-----	3,317
1900	6,718	202.5	10,035
1910	5,860	36.9	15,895
1920	3,966	24.9	19,861
1930	33,708	169.7	53,569
1940	5,750	10.7	59,319
1950	15,070	25.4	74,389
1960	45,185	60.7	119,574
1970	24,502	20.5	144,076

The 1940's and 1950's were decades of revitalized urbanization. By 1950, Greensboro had reached a population of nearly 75,000, a decennial gain of about 15,000, or over 25 percent. During the 1950's, the city added 45,000 residents, an increase of more than 60 percent, again primarily due to annexation. Since Greensboro nearly doubled its population in the fifteen years after the war, heavy demands were made upon the local government for public services.

The 1960's were anticipated by most to be a decade of continued rapid growth, but at a lower rate. Indeed, the increase which occurred was considerably below all projections. By 1970, the population had reached 144,076, being a gain of 24,502 persons, or 20.5 percent.

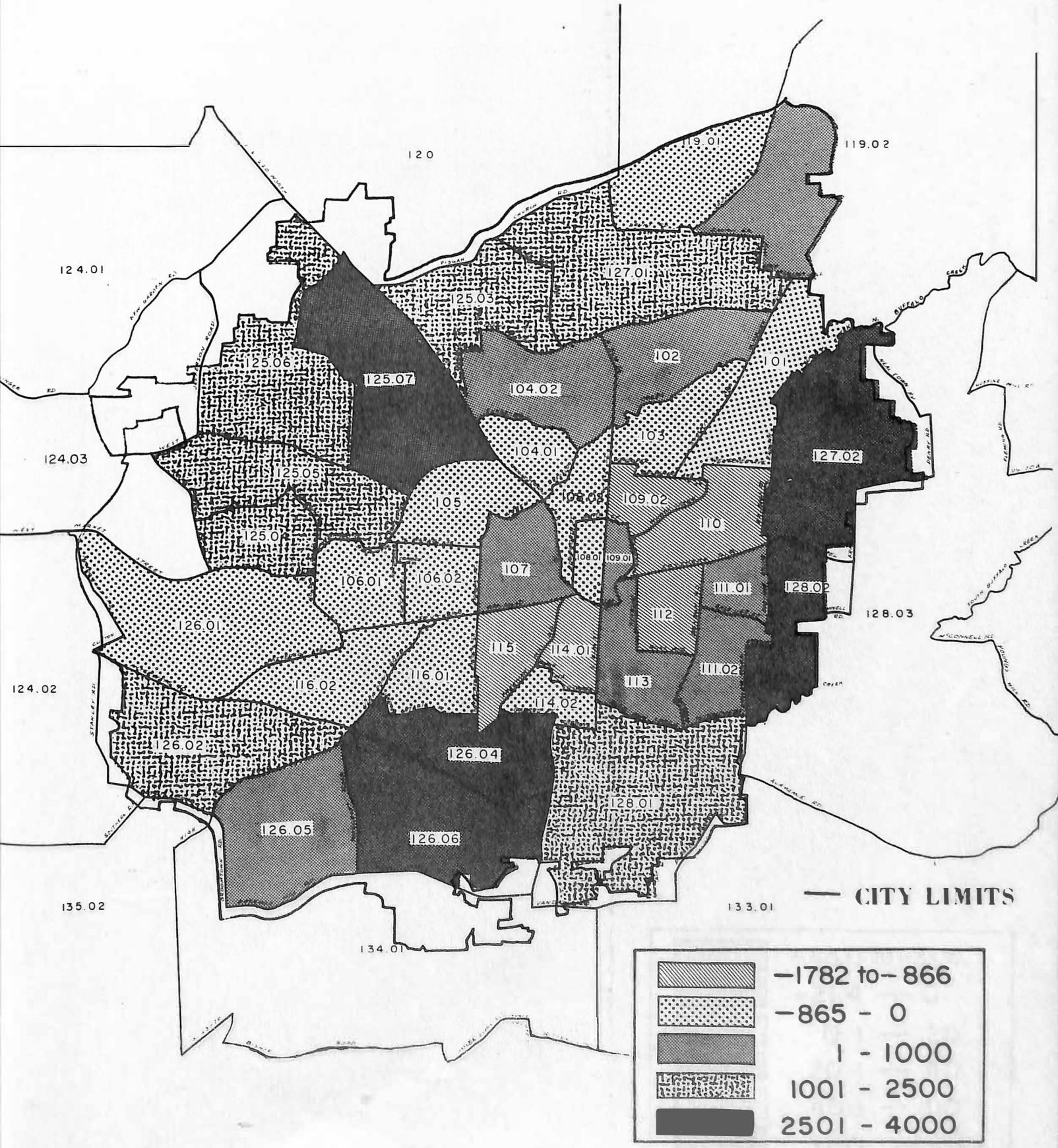
II. POPULATION CHARACTERISTICS: 1960 - 1970

Population Density

The population of Greensboro increased from 119,574 in 1960 to 144,076 in 1970, a gain of 24,502 persons, or 20.5 percent. Since the city annexed 3,226 acres of land during this period, much of it sparsely populated, the gross density (persons per total acre) increased only slightly, from 3.8 to 4.1.

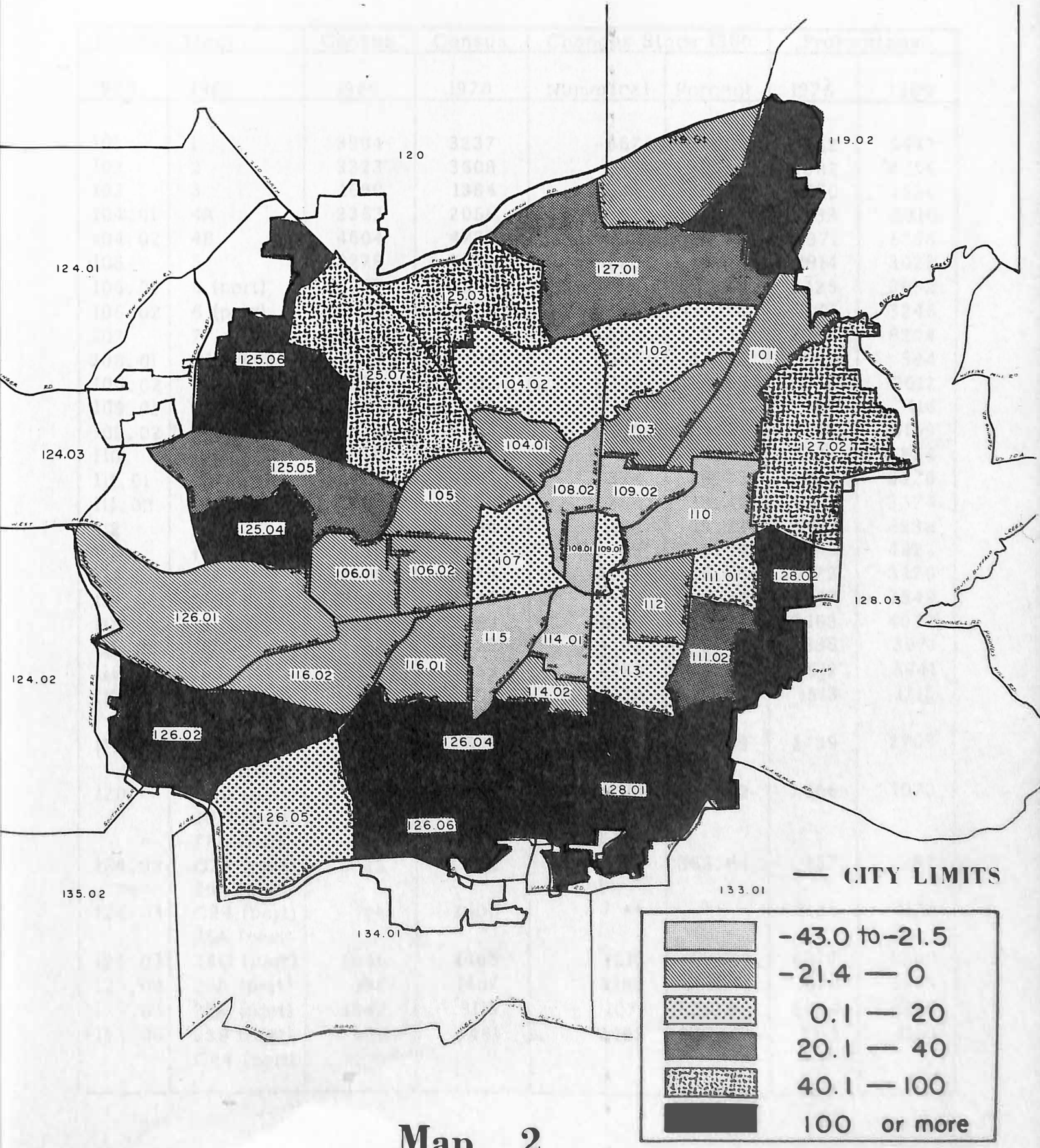
The variation of population change by area from 1960 to 1970 in Greensboro was extremely great, ranging from a decline of 1,732 persons in 1960 census tract 10 to an increase of 3,743 residents in 1970 census tract 125.07 (part of 1960 census tract 25B). See Map 1. The growth rates in 1970 census tracts over comparable 1960 areas varied from - 43 percent in tract 108.01 to 651 percent in tract 125.04. See Map 2 & Table 2. These changes caused alterations in the gross densities of the various tracts which varied, for example, from 0.5 person per acre in tract 28A and 16.3 persons per acre in tract 12 in 1960 to 1.3 persons per acre in tract 128.01 and 13.2 persons per acre in tract 12 in 1970 (Table 3). See Maps 3 and 4.

POPULATION CHANGE, 1960–1970



Map 1

PERCENTAGE OF POPULATION CHANGE 1960—1970



Map 2

Table 2
POPULATION CHANGES AND PROJECTIONS
BY CENSUS TRACT: 1960, 1970, 1975, 1985

Census Tract		Census	Census	Changes Since 1960		Projections	
1970	1960	1960	1970	Numerical	Percent	1975	1980
101	1	3904	3237	-667	-17.08	3342	3447
102	2	3323	3608	285	8.58	4082	4756
103	3	1660	1384	-276	-16.63	1460	1536
104.01	4A	2363	2056	-307	-12.99	2133	2310
104.02	4B	4604	4787	183	3.97	4971	5355
105	5	3278	2805	-473	-14.43	2914	3023
106.01	6 (part)	3739	3298	-441	-11.79	3425	3652
106.02	6 (part)	3771	3102	-669	-17.74	3174	3246
107	7	7157	7522	365	5.10	7908	8294
108.01	8A (1963)	901	514	-387	-42.95	549	584
108.02	8B (1963)	2538	1812	-726	-28.60	1912	2012
109.01	9A (1963)	301	358	57	18.94	386	414
109.02	9B (1963)	3878	2863	-1015	-26.17	3016	3169
110	10	7000	5268	-1732	-24.74	5516	5854
111.01	11 (part)	4488	4862	374	8.33	5094	5326
111.02	11 (part)	2004	2768	764	38.12	3071	3374
112	12	6863	5544	-1319	-19.22	5921	6298
113	13	4530	4575	45	0.99	4699	4823
114.01	14A	4060	2974	-1086	-26.75	3122	3470
114.02	14B	3081	3045	-36	-1.17	3247	3549
115	15	4875	3489	-1386	-28.43	3663	4037
116.01	16A	3532	3429	-103	-2.92	3635	3971
116.02	16B	3421	3259	-162	-4.73	3512	3841
119.01	C19 (part) 27A (part)	108	88	-20	-18.52	1513	1715
119.02	C19 (part) 27A (part)	152	506	354	232.89	2439	2709
120	C20 (part) 25C (part) 27A (part)	256	339	83	32.42	406	1073
124.02	C24 (part) 26B (part)	22	102	80	363.64	157	252
124.03	C24 (part) 25A (part)	**	2800	**	**	3136	4172
125.03	25C (part)	2646	4465	1819	68.74	4877	5289
125.04	25A (part)	198	1487	1289	651.01	1678	1869
125.05	25A (part)	4042	5113	1071	26.50	5674	6235
*125.06	25B (part) C24 (part)	996	3461	2465	247.49	3815	4169

Census Tract		Census	Census	Changes Since 1960		Projections	
1970	1960	1960	1970	Numerical	Percent	1975	1980
125.07	25B (part)	4284	8027	3743	87.37	8628	9249
*126. 01	C24 (part) 26A	2722	2622	-100	-3.67	2853	3584
*126.02	26B (part) C34A (part)	1363	3470	2107	154.58	3825	4180
126.04	26D	2044	5094	3050	149.22	5494	5908
126.05	26C (part)	1885	2038	153	8.12	2210	2382
126.06	26C (part) C34A (part)	1866	4560	2694	144.37	5027	5494
127.01	27A (part)	3140	4315	1175	37.42	4756	5197
*127.02	27B (part) C28C (part)	5618	8814	3277	59.18	9516	10,218
*128.01	28A C28C (part) C33A (part) C34A (part)	1024	2834	1810	176.76	3124	3414
*128.02	28B C28C (part)	1858	4532	2674	143.92	4958	5384
*128.03	27B (part) C28C (part)	0	72	72	100.00	72	85
133.01	C33A (part)	17	26	9	52.94	125	210
134.01	C34A (part)	**	2766	**	**	3640	3618
135.02	C34A (part) 26B (part)	62	58	-4	-6.45	226	394
TOTAL		119,574	144,076	24,502	20.49	158,901	173,141

*Due to boundary adjustments, several of these estimates are not comparable.

**All or part annexed since 1960.

Table 3

POPULATION AND DENSITY BY CENSUS TRACT: 1960 and 1970

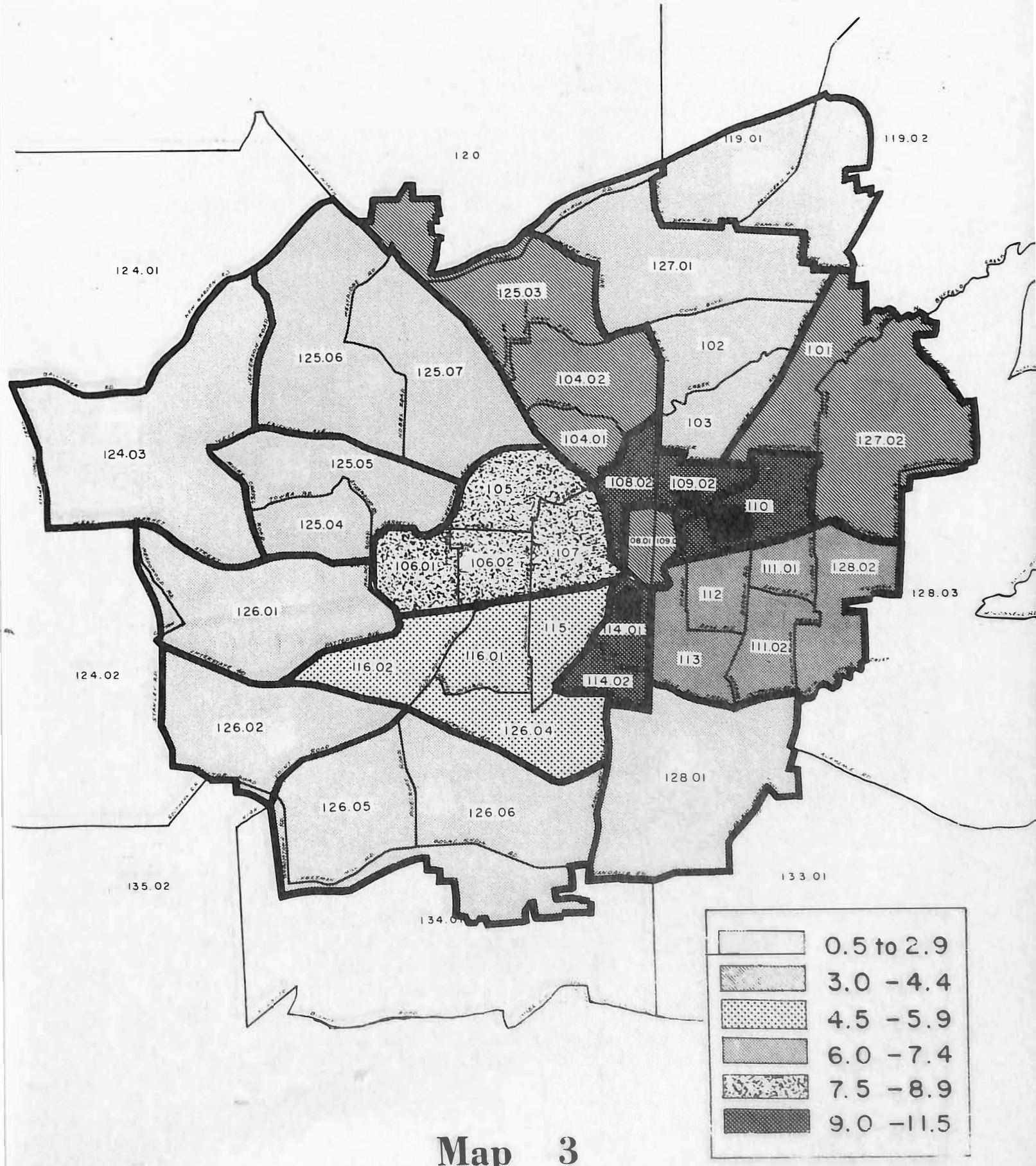
Census Tract 1970	Census Tract 1960	1960 Land Area (Acres)	1960 Population	1960 Persons/ Gross Acre	1970 Land Area (Acres)	1970 Population	1970 Persons/ Gross Acre
101	1	952	3904	4.1	952	3237	3.4
102	2	864	3323	3.8	864	3608	4.2
103	3	597	1660	2.8	597	1384	2.3
104.01	4A	384	2363	6.1	384	2056	5.3
104.02	4B	1619	4604	4.5	1019	4787	4.7
105	5	702	3278	4.7	702	2805	4.0
106.01	6 (part)	535	3739	7.0	535	3298	6.2
106.02	6 (part)	434	3771	8.7	434	3102	7.1
107	7	606	7157	11.8	606	7522	12.4
108.01	8A (1963)	171	901	5.3	171	514	3.0
108.02	8B (1963)	363	2538	7.0	363	1812	5.0
109.01	9A (1963)	164	301	1.8	164	358	2.2
109.02	9B (1963)	353	3878	11.0	353	2863	8.1
110	10	727	7000	9.6	727	5268	7.2
111.01	11 (part)	329	4488	13.6	329	4862	14.8
111.02	11 (part)	526	2004	3.8	526	2768	5.3
112	12	420	6863	16.3	420	5544	13.2
113	13	646	4530	7.0	646	4575	7.1
114.01	14A	349	4060	11.6	349	2974	8.5
114.02	14B	273	3081	11.3	273	3045	11.1
115	15	514	4875	9.5	514	3489	6.8
116.01	16A	583	3532	6.0	583	3429	5.9
116.02	16B	798	3421	4.3	798	3259	4.1
119.01	C19 (part) 27A (part)	20	108	5.4	20	88	4.4
119.02	C19 (part) 27A (part)	60	152	2.5	60	506	8.4
120	C20 (part) 25C (part) 27A (part)	492	256	0.5	492	339	0.7
124.02	C24 (part) 26B (part)	95	22	0.2	95	102	1.1
124.03	C24 (part) 25A (part)	**	**	**	1175	2800	2.4
125.03	25C (part)	1109	2646	2.4	1109	4465	4.0
125.04	25A (part)	593	198	0.3	593	1487	2.5
125.05	25A (part)	1252	4042	3.2	1252	5113	4.1
*125.06	25B (part) C24 (part)	961	996	1.0	1523	3461	2.3

Census Tract 1970	Census Tract 1960	1960 Land Area (Acres)	1960 Population	1960 Persons/ Gross Acre	1970 Land Area (Acres)	1970 Population	1970 Persons/ Gross Acre
125.07	25B (part)	1838	4284	2.3	1838	8027	4.4
*126.01	C24 (part) 26A	1453	2722	1.9	1950	2622	1.3
*126.02	26B (part) C34A (part)	1529	1363	0.9	1466	3470	2.4
126.04	26D	970	2044	2.1	970	5094	5.2
126.05	26C (part)	1324	1885	1.4	1324	2038	1.5
126.06	26C (part) C34A (part)	1530	1866	1.2	1530	4560	3.0
127.01	27A (part)	1875	3140	1.7	1875	4315	2.3
*127.02	27B (part) C28C (part)	1666	5618	3.4	1666	8814	5.3
*128.01	28A C28C (part) C33A (part)	1883	1024	0.5	2193	2834	1.3
*128.02	28B C28C (part)	769	1858	2.4	849	4532	5.3
*128.03	27B (part) C28C (part)	30	0	0	30	72	2.4
133.01	C33A (part)	10	17	1.7	10	26	2.6
134.01	C34A (part)	**	**	**	665	2766	4.1
135.02	C34A (part) 26B (part)	33	62	1.9	33	58	1.7
TOTAL		31,801	119,574	3.8	35,027	144,076	4.1

* Due to boundary adjustments, several of these estimates are not comparable.

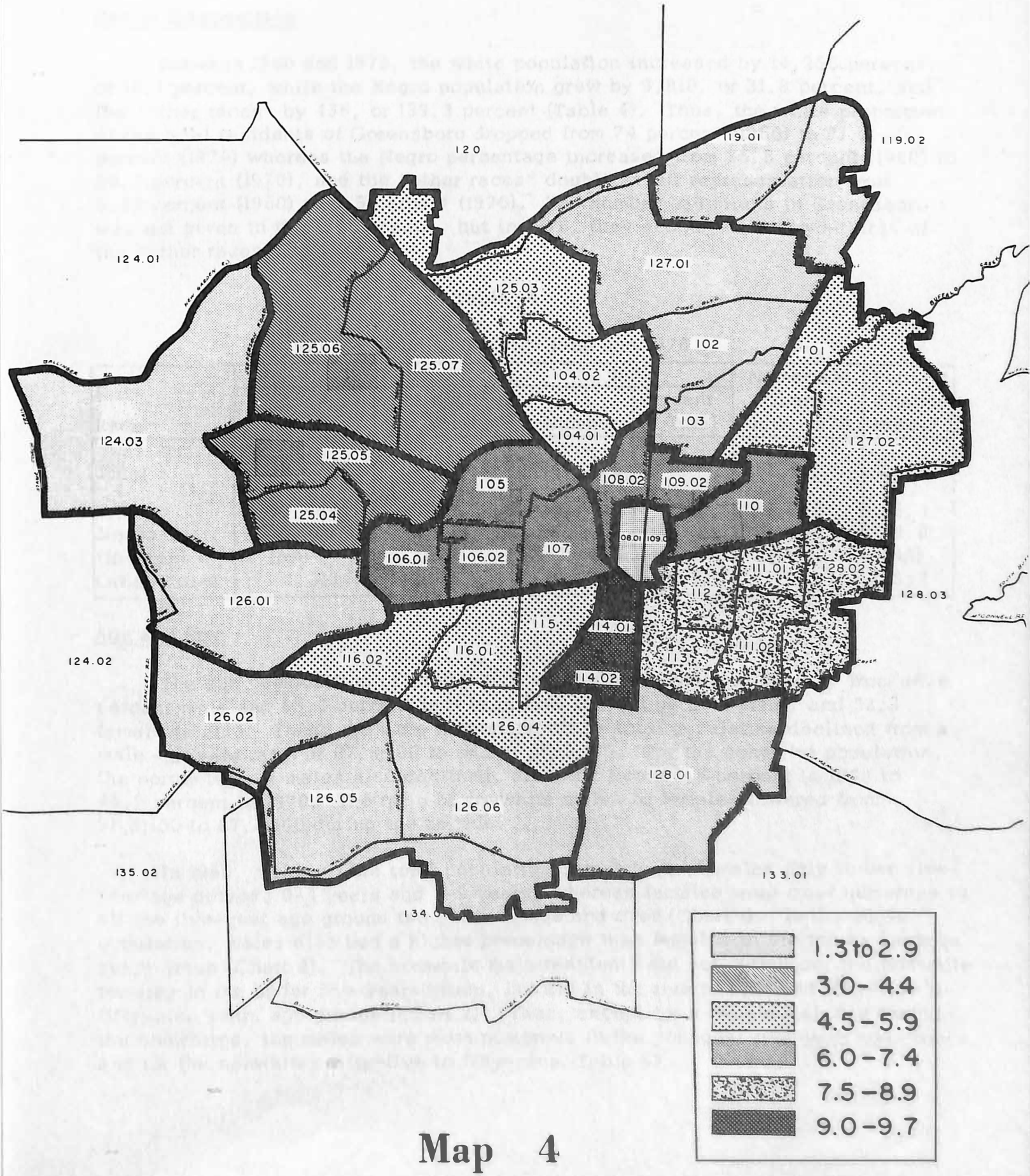
** All or part annexed since 1960.

POPULATION DENSITY, 1960



Map 3

POPULATION DENSITY, 1970



Map 4

Racial Composition

Between 1960 and 1970, the white population increased by 14,256 persons, or 16.1 percent, while the Negro population grew by 9,810, or 31.8 percent, and the "other races" by 436, or 139.3 percent (Table 4). Thus, the white proportion of the total residents of Greensboro dropped from 74 percent (1960) to 71.3 percent (1970) whereas the Negro percentage increased from 25.8 percent (1960) to 28.2 percent (1970), and the "other races" doubled their representation from 0.25 percent (1960) to 0.5 percent (1970). The number of Indians in Greensboro was not given in the 1960 census, but in 1970, they accounted for two-thirds of the "other races".

Table 4

RACIAL COMPOSITION: 1960 and 1970

Race	1960		1970		Numerical Change 1960-1970	Percent Change 1960-70
	Number	Percent of Total	Number	Percent of Total		
Total	119,574	----	144,076	----	24,502	20.5
White	88,444	74.0	102,700	71.3	14,256	16.1
Negro	30,817	25.8	40,627	28.2	9,810	31.8
(Indians)	(NA)	(NA)	498	0.3	(NA)	(NA)
Other Races	313	0.25	749	0.5	436	139.3

Age and Sex

The sex composition of Greensboro's population changed slightly from 46.8 percent male and 53.2 percent female in 1960 to 46.1 percent male, and 53.9 female in 1970. Thus, the male proportion of the total population declined from a male - female ratio of 87.8:100 to one of 85.5:100. For the nonwhite population, the percentage of males also declined, dropping from 47.8 percent in 1960 to 46.7 percent in 1970. The ratio of nonwhite males to females lowered from 91.6:100 to 87.7:100 during the decade.

In 1960, males in the total population outnumbered females only in two five-year age groups, 0-4 years and 5-9 years, whereas females were most numerous in all the five-year age groups ten years of age and over (Chart 1). In the white population, males also had a higher percentage than females in the ten to fourteen years group (Chart 2). The nonwhite male residents did not outnumber the nonwhite females in the under five years group, but did in the five to nine and fifty-five to fifty-nine years age groups (Chart 2). Thus, except for a female majority among the nonwhites, the males were most numerous in the youngest five-year age groups, and for the nonwhites fifty-five to fifty-nine (Table 5).

POPULATION COMPOSITION 1960

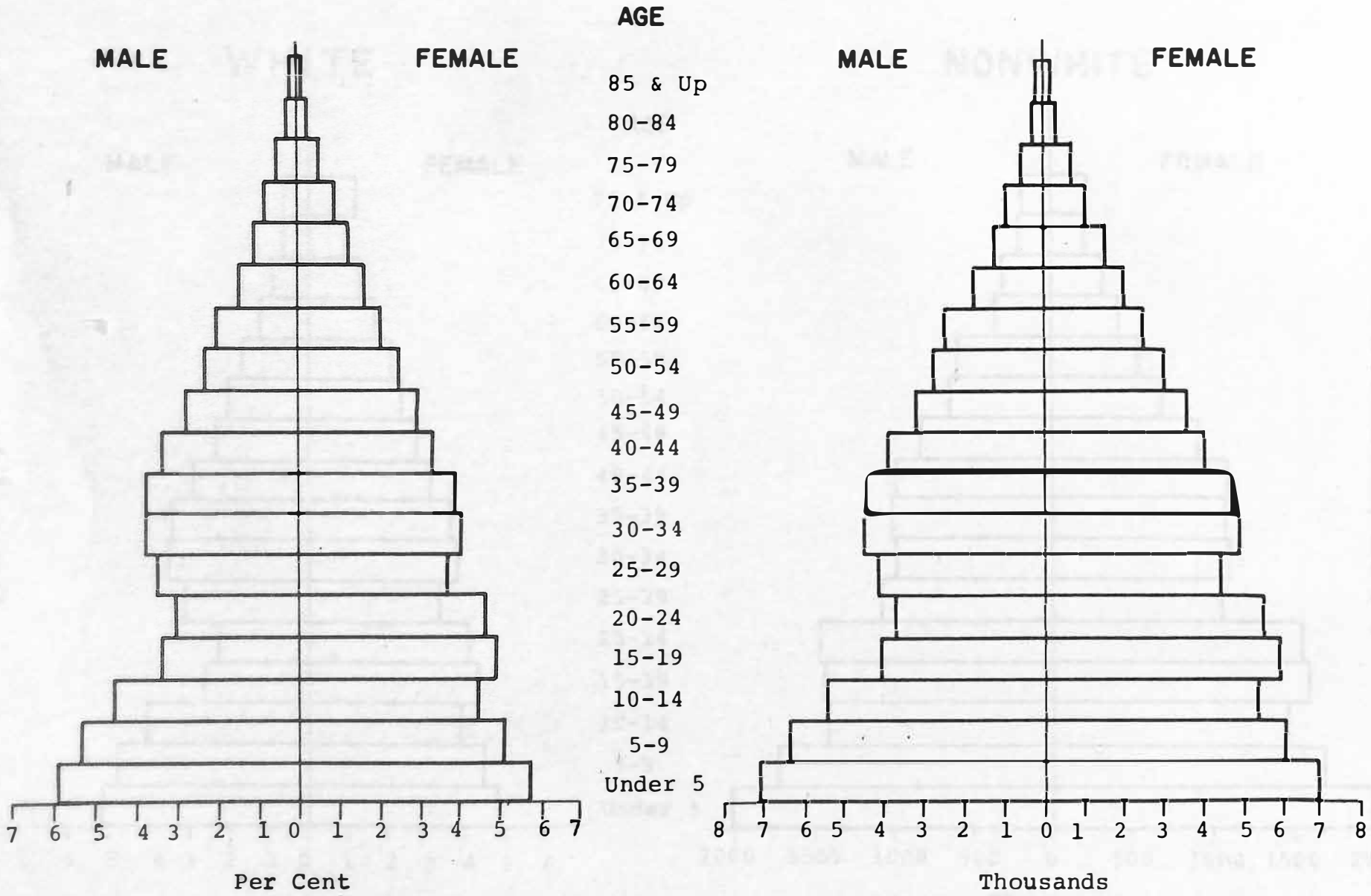


Chart 1

POPULATION COMPOSITION BY RACE, 1960

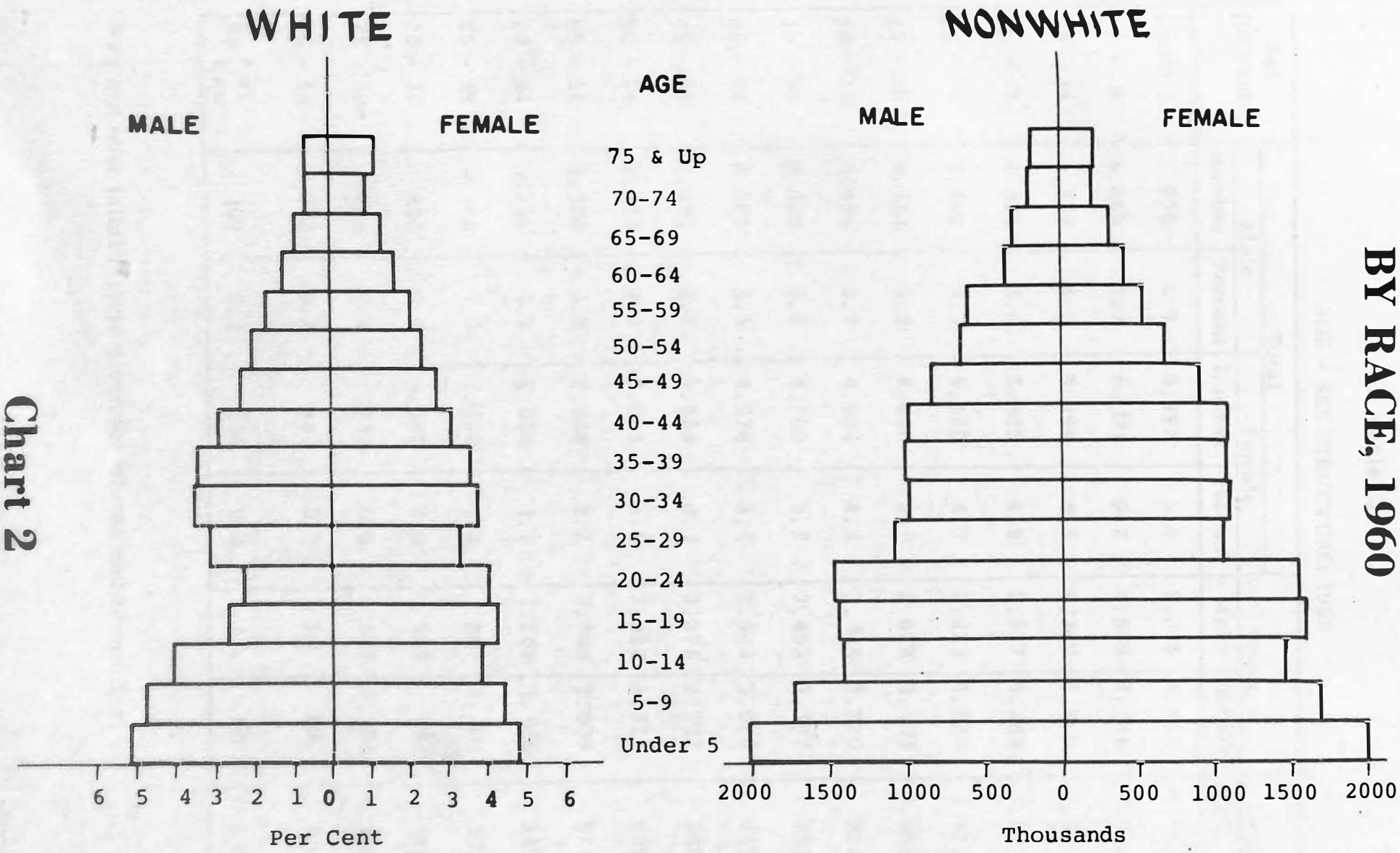


Chart 2

Table 5

AGE - SEX STRUCTURE: 1960

Age (In years)	Total				White		Nonwhite	
	Male		Female					
	Number	Percent	Number	Percent	Male	Female	Male	Female
Under 5	7,050	5.9	6,897	5.8	5,035	4,863	2,015	2,034
5 - 9	6,365	5.3	6,171	5.2	4,639	4,446	1,726	1,725
10 - 14	5,393	4.5	5,398	4.5	4,001	3,909	1,392	1,489
15 - 19	4,004	3.4	5,915	4.9	2,577	4,285	1,427	1,630
20 - 24	3,682	3.1	5,580	4.7	2,223	4,020	1,459	1,560
25 - 29	4,133	3.5	4,468	3.7	3,078	3,371	1,055	1,097
30 - 34	4,464	3.7	4,924	4.1	3,514	3,770	950	1,154
35 - 39	4,408	3.7	4,700	3.9	3,453	3,597	955	1,103
40 - 44	3,886	3.3	4,078	3.4	2,943	3,038	943	1,040
45 - 49	3,183	2.7	3,653	3.1	2,376	2,717	807	936
50 - 54	2,659	2.2	3,045	2.6	2,024	2,328	635	717
55 - 59	2,320	1.9	2,568	2.2	1,743	2,009	577	559
60 - 64	1,606	1.3	2,054	1.7	1,266	1,616	340	438
65 - 69	1,168	1.0	1,630	1.4	897	1,311	271	319
70 - 74	800	0.7	1,186	1.0	663	971	167	215
75 - 79*	478	0.4	742	0.6	627	1,164	162	233
80 - 84	202	0.2	400	0.3	NA	NA	NA	NA
85 and over	109	0.1	255	0.2	NA	NA	NA	NA

* 75 and over is last figure given for Whites and Nonwhites.

The high male proportions in the younger age groups is probably due largely to the higher percentage male than female births. Female majorities in later years are due partially to their greater longevity. Migration differentials undoubtedly play some role in age-sex composition in the fifteen to fifty-four age groups, but appropriate data for detailed analysis of this factor is not available.

Whereas the male-female five-year age group differentials were usually not great in 1960, females greatly outnumbered males in the fifteen to nineteen and twenty to twenty-fours years categories in that year. This difference can be largely accounted for in census tract 7, which includes the then Woman's College of the University of North Carolina (now co-educational, predominantly female University of North Carolina at Greensboro).

In 1960, the greater number of females in the fifteen to nineteen years age group than the next lower age category is also explained by the presence of Woman's College (UNC-G). In that year, the only other age groups with greater numbers than their next younger categories are twenty-five to twenty-nine for males and thirty to thirty-four for both males and females. The greater number of females would probably have also occurred in the twenty-five to twenty-nine group had not the "artificial" distribution introduced by Woman's College so inflated the next younger age group. Indeed, in the twenty-five to twenty-nine category females did outnumber males. The relatively high numbers of males and females in the twenty-five to thirty-four years groups undoubtedly reflects the in-migration of young couples and singles into the city during the 1950's.

In 1960, the median age for males (26.8) was lower than that for females (27.1). This differential reflected almost entirely the nonwhite male-female median age variation, being 23.0 years for the former and 24.0 years for the latter. The white male median age was 28.3 years and the white female, 28.2 years.

From 1960 to 1970, the male population of Greensboro increased by 10,514 or 18.8 percent, while females grew by 13,988, or 22 percent. Nonwhite males gained 4,457 persons, or 30 percent and nonwhite females increased by 5,789, or 35.6 percent. Thus, relative gains were made by females in the total and nonwhite populations. Also, nonwhites made relative gains in the male and female categories.

Since the number of males and females in five-year age groups is not available for 1970, and this is not comparable to 1960 data; a comprehensive comparative analysis of variations between age-sex pyramids for 1960 and 1970 is not possible. However, a partial comparison can be made.

In 1970, males outnumbered females in the five-year age groups under fifteen years of age (Table 6). (This had not been true for the ten to fourteen years category in 1960.) In 1970, as in 1960, the females were much more numerous than males in the fifteen to nineteen and twenty to twenty-four years groups. Females also outnumbered males in all age groups over twenty-four years for which data were available. For the nonwhite population, the number of nonwhite males exceeded the number of nonwhite females only for the under five years age group (Table 6). (Comparable data is not available for a significant comparison for total-nonwhite or white-nonwhite age-sex composition for 1970.)

Table 6

AGE - SEX STRUCTURE: 1970

Age (In years)	Total				Nonwhite			
	Male		Female		Male		Female	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5	6,298	4.4	5,977	4.2	2,207	5.3	2,058	4.97
5 - 14	13,725	9.5	13,454	9.3	4,345	10.5	4,406	10.7
15 - 24	12,796	8.9	18,279	12.7	4,699	11.4	5,807	14.0
25 - 34	9,257	6.4	9,997	6.9	2,429	5.9	2,712	6.6
35 - 44	8,079	5.6	9,056	6.3	1,882	4.6	2,303	5.6
45 - 54	7,530	5.2	8,165	5.7	1,669	4.0	1,879	4.5
55 - 64	4,848	3.4	6,164	4.3	1,156	2.8	1,508	3.6
65 and over	3,891	2.7	6,560	4.6	951	2.3	1,365	3.3

Marital Status

In 1960, of the population fourteen years of age and over, 23.3 percent of the males and 24.4 percent of the females were single. By 1970, the proportion of single males and females had reached 28.1 percent and 29.0 percent, respectively (Table 7). The percentage of males and females who were married (excluding those separated) declined between 1960 and 1970 from 69.6 percent to 65.0 percent and from 57.8 percent to 52.7 percent, in that order. The

proportions of males and females who were separated or widowed dropped slightly during the 1960's, while those divorced increased somewhat. Whereas a much higher percentage of males than females were classified as married in both years, females were much more likely to be widowed than males, being 11.1 percent of the former, but only 2.7 percent of the latter. Females also had a higher proportion of their group in the separated and divorced categories.

In 1960 and 1970, the differential between the percentage of nonwhite single males and total single males was much greater than between nonwhite and total single females (Tables 7 and 8). Moreover, a greater differential existed between nonwhite single males and females than between total single males and females. The variation between the percentage of nonwhite males and females who were married was less than that between married males and females in the total population.

As was true for the total, nonwhite females were more likely to be widowed, separated, or divorced than were the males. Between 1960 and 1970, the nonwhite males and females who were never married also increased, 35.9 percent to 39.4 percent and 29.8 percent to 35.7 percent, respectively. The percentage of males who were single remained higher than for females, although the differential was lessened. The proportions of nonwhite males and females who were classified as married (excluding separated) declined during the 1960's, with the decline in percentage being less for nonwhite males than for the total male population, but greater for the nonwhite females.

Table 7

MARITAL STATUS: 1960 and 1970

Marital Status	1960				1970			
	Male		Female		Male		Female	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total	37,944	--	46,079	--	47,756	--	59,564	--
Single (Never Married)	8,877	23.4	11,229	24.4	13,434	28.1	17,267	29.0
Married *	26,439	69.7	26,635	57.8	31,053	65.0	31,369	52.7
Separated	1,020	2.7	1,854	4.0	1,228	2.6	2,154	3.6
Widowed	1,033	2.7	5,130	11.1	1,051	2.2	6,519	10.9
Divorced	575	1.5	1,231	2.7	990	2.1	2,256	3.8

* Excluding separated.

Again, as was the case for the total population, both nonwhite males and females had slight declines in the percentages of separated and widowed, and rises in the divorced categories.

Table 8

NONWHITE MARITAL STATUS: 1960 and 1970

Marital Status	1960				1970			
	Male		Female		Male		Female	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total	9,967	--	11,268	--	12,966	--	15,770	--
Single (Never Married)	3,580	35.9	3,354	29.8	5,103	39.4	5,636	35.7
Married *	5,325	53.4	5,338	47.4	6,501	50.1	6,575	41.7
Separated	494	4.9	890	7.9	618	4.8	1,204	7.6
Widowed	409	4.1	1,425	12.6	441	3.4	1,813	11.5
Divorced	159	1.6	261	2.3	303	2.3	542	3.4

* Excluding separated.

Family Relationship

Strictly comparable data on household (or family) relationships for Greensboro has not been made available by the Bureau of the Census in Washington.* However, some ideas discussed with Mr. Grimes will be used to attempt at least a general degree of comparability.

In 1960, there were 25,078 husband-wife families in Greensboro. There were 25,070 married couples with their own household. If these two close figures can be considered to be generally comparable to the 1970 category "family head of husband-wife household," of which there were 29,914, then the percentage of total household heads in this category has increased from nearly seventy-four percent in 1960 to almost eighty-four percent in 1970.

* Telephone conversation on August 12, 1971 with Mr. Robert Grimes, a statistician, Bureau of the Census, Washington, D. C.

In 1960, slightly over one-fourth of the population in households were heads of primary families, over one-fifth were wives of heads, and about one-third were children under 18 of the head. Thirty-five percent of all persons in the households were under eighteen years of age. Approximately thirty-six percent of the married couples had children under six years of age, and sixty-two percent had children under eighteen years of age.

In 1970, thirteen percent of the household heads were female, whereas twenty-five percent of the Negro heads were female. Of the families with female heads, sixty-three percent had members under eighteen years of age, but none over sixty-four. An additional ten percent of these families had members over sixty-four years of age, but none under eighteen.

III. HOUSING CHARACTERISTICS: 1960 - 1970

Housing Occupancy

In 1960, 55.2 percent of all housing units in Greensboro were owner-occupied, while 40.3 percent were renter-occupied, 2.9 percent were available vacant and 1.5 percent were vacant (but not available). Very little change had occurred by 1970, when the proportions were 55.8 percent, 40.1 percent, 3.2 percent, and 0.9 percent, respectively. Thus, whereas it has been speculated that the growth of rental housing has far surpassed that of housing built for sale, the changes for the 1960's do not reveal this. However, such a reversal could have occurred in the last half of the decade and still not have been sufficient to offset the trend of the first half of the decade.

Considering the fact that the Negro proportion of the total population increased in Greensboro by two and one-half percent during the 1960's, the relative position of this group does not appear to have improved significantly in the owner-occupied versus renter-occupied housing categories. Between 1960 and 1970, the proportion of owner-occupied housing units with a Negro head of household increased from 13.1 percent to 15.7 percent, and the percentage of Negro renter-occupied units rose from 35.5 percent to 36.3 percent. The only indication of a slight improvement for Negroes in these categories is that the relative gain in owner-occupied housing was somewhat greater than that in renter-occupied units.

Housing Condition

A significant improvement in the condition of housing in Greensboro seems to have occurred during the 1960's. Only 90.0 percent of all sound and deteriorating housing units had all plumbing facilities in 1960, whereas 98.3 percent of all housing units in the city had them in 1970.

In 1970, little difference was found between total owner-occupied and Negro owner-occupied housing with all plumbing facilities, being 99.0 percent and 98.4 percent, respectively, or between total renter-occupied and Negro renter-occupied units with all plumbing facilities, being 97.5 percent and 96.7 percent, in that order. Greater variations occurred for housing units with all plumbing facilities between total owner-occupied and total renter-occupied (99.0 percent and 97.5 percent) and between Negro owner-occupied and Negro renter-occupied (98.4 percent and 96.7 percent). Vacant for-sale and vacant for-rent housing units with all plumbing facilities had similar differentials, 99.0 percent and 97.1 percent, respectively.

In 1960, 11.9 percent of all occupied units in Greensboro averaged more than one person per room (which is defined by the census bureau as overcrowded). The figure for 1970 is not directly comparable -- as data is

given for occupied units with all plumbing facilities, but some indication of improvement in overcrowding can be obtained by noting that only 7.1 percent of these units had more than one person per room. In 1970, over two-thirds (68.3 percent) of the overcrowded units were renter-occupied and 58.7 percent were occupied by Negroes.

Housing Value

Of all the occupied housing units in 1960, 55.4 percent were owner-occupied, while in 1970, 57.6 percent of them were owner-occupied. Again, rental housing did not increase faster than housing built for sale during the 1960's.

Urban renewal projects and the inflation of the 1960's have affected the change in the value of owner-occupied housing units and in the rent paid for rental housing. In 1960, 8.2 percent of the owner-occupied housing was valued at less than $5,000, nearly three-fourths (72.3 percent) at less than $15,000, and only one-tenth (9.8 percent) at $25,000 or more (Table 9). By 1970, these proportions had changed to 1.8 percent, 41.7 percent, and 23.7 percent, respectively. In rental housing in 1960, 10.8 percent of all units had less than $40 gross rent* paid, 85.5 percent less than $100, and 1.0 percent $150 or more (Table 10). In 1970, the percentages of the categories had become 4.7 percent, 71.3 percent, and 7.3 percent, in that order.

* Gross rent is rent paid for the structure, plus any utilities not covered in that payment.

Table 9

OWNER-OCCUPIED HOUSING UNITS BY VALUE: 1960 and 1970

Value	1960		1970	
	Number	Percent	Number	Percent
Less than $5,000	1,544	8.2	450	1.8
$5,000 - $9,999	6,784	36.1	3,858	15.8
$10,000 - $14,999	5,281	28.0	5,874	24.1
$15,000 - $19,999	2,125	11.3	5,392	22.1
$20,000 - $24,999	1,215	6.5	3,058	12.5
$25,000 - $34,999*	1,835	9.8	3,059	12.5
$35,000 - $49,999			1,842	7.6
$50,000 or more			878	3.6

* $25,000 or more is last figure given for 1960.

Table 10

RENTER-OCCUPIED HOUSING UNITS BY RENT: 1960 and 1970

Rent Paid*	1960		1970	
	Number	Percent	Number	Percent
Less than $40	1,542	10.8	851	4.7
$ 40 - $ 59	3,339	23.3	3,218	17.9
$ 60 - $ 79	4,076	28.4	5,445	30.3
$ 80 - $ 99	3,295	23.0	3,296	18.4
$100 - $149	1,439	10.0	3,399	18.9
$150 - $199**	136	0.95	1,062	5.9
$200 - $299			187	1.0
$300 or more			69	0.4
No cash rent	500	3.5	421	2.4

*Rent for 1960 includes rent paid, plus cost of utilities.

** $150 or more is last figure given for 1960.

CONCLUSIONS

During the 1960's Greensboro had a lower growth rate in population than during the previous decade. Between 1960 and 1970, the population density did not increase appreciably because of annexations of large sparsely populated areas around the periphery and because of absolute losses in census tracts around the center of the city (104.01, 103, 108.02, 109.02, 110, 108.01, 112, 114.01, 115, and 114.02) and in the west-central portion (105, 106.02, 116.01, 116.02, 106.01 and 126.01). Approximately one-half of the census tracts gained population during the 1960's, while one-half declined in the number of residents.

The nonwhite population grew about twice as fast as the white population, and thus increased the nonwhite proportion in the total population.

The proportion of total males and nonwhite males in their populations are approximately the same, though both had slight declines during the 1960's. In 1960, males predominated in the five-year age groups under nine years of age, while females were most numerous after nine years of age. In 1970, males outnumbered females less than fifteen years of age.

Between 1960 and 1970, the percentages of males and females fourteen years of age and over who were single increased, whereas the proportions who were married declined. A slight decrease in separated and widowed males and females occurred during the decade, while there was a minor increase in those divorced. Similar trends were true for both the total and nonwhite groups.

Comparable data generally does not exist on household status for Greensboro for 1960 and 1970. However, the proportions of household heads in the "family head of husband-wife households" category appear to have increased during the last decade.

During the 1960's, the proportion of owner-occupied housing increased for both the total and Negro populations, although the gain by the Negro population was slightly greater.

A significant increase in the percentage of sound housing occurred between 1960 and 1970. In 1970, little difference was found between total and Negro occupied housing in sound condition, and little difference was present in owner- and renter-occupied units. Overcrowding seems to have declined somewhat during this period.

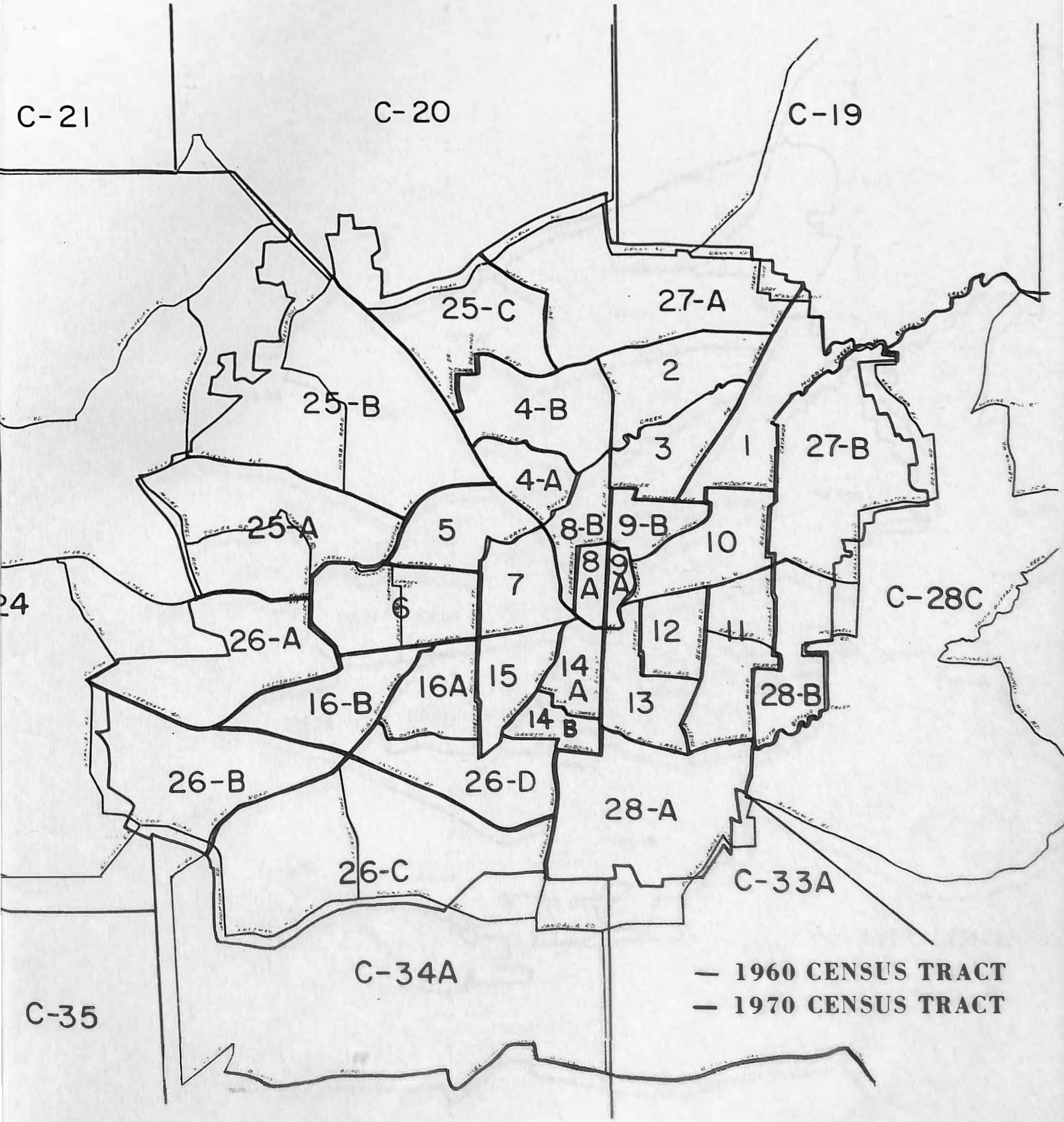
The value of housing and the rent paid for rental units has increased tremendously during the last decade.

The decline in the rate of population growth for Greensboro is indicative of the trend throughout most of the nation. The slowing of numerical and percentage increases provides planners and other public officials with the possibility of working more to improve the quality of the local environment and less to catch up or keep pace with the demands of burgeoning population.

If an equalizing of densities throughout the city is indeed occurring as the census reports indicate, this could provide the opportunity for promoting improved city-wide recreational and open space facilities. The decline in gross densities has occurred most often in areas which have been part of redevelopment projects, where old housing has been cleared and new housing has been constructed, and where new roads, such as Wendover Avenue, have been under construction. A more detailed examination of this situation is needed in order to learn whether persons moving into new housing developments after the date of the 1970 census will eventually result in future densities equalling or surpassing those of 1960. If this were true, the city should take immediate steps to assess and provide for social planning needs which might arise. If a substantial change occurs after April, 1970 in the number of persons living in the aforementioned tracts, a city-sponsored mini-census should be undertaken and the data analyzed in order to update population structure and change information for the benefit of all public agencies, such as parks and recreation, schools, and social services.

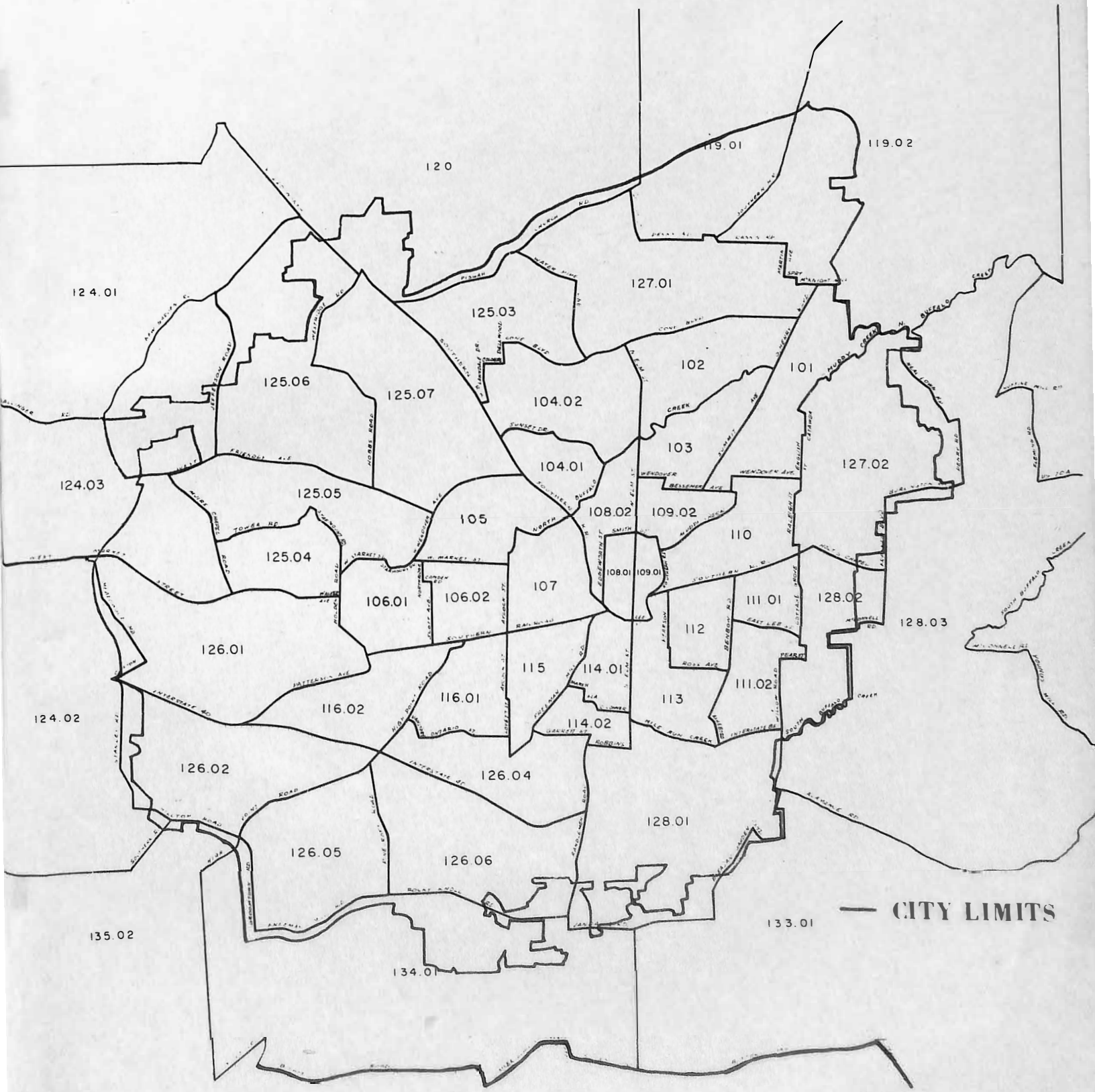
Since the nonwhite population increased at twice the rate of the white, since segregated housing is still prevalent in the city, and since white-to-black transitional neighborhoods have occurred in parts of Greensboro since 1960; an in-depth investigation of the census tract data for race will be of primary significance. Furthermore, an assessment of changing needs in certain tracts, related to social planning, should be undertaken as part of this project. If community needs can be met in various sections of Greensboro before they lead to anti-social behavior, the city and its citizens can be spared unfortunate developments. This is true not only in regard to racial spatial patterns, but also for areal variations in income, education, age, marital status, housing and other socioeconomic characteristics.

1960 and 1970 CENSUS TRACT BOUNDARIES



MAP 5

1970 CENSUS TRACTS



MAP 6